

## 44 Livesley Road, Macclesfield, SK10 2ZL

£330,000

- A Well Presented Three Bedroom End Mews Home in a Popular Macclesfield Development.
- Upstairs, the property features three well proportioned bedrooms.
- This property offers a perfect combination of modern living, practicality, and a highly desirable location.
- The ground floor accommodation offers a welcoming entrance hall, a spacious lounge perfect for relaxing and entertaining, and a modern dining kitchen.
- Externally, the property benefits from a driveway to the front, providing convenient off-road parking.



# 44 Livesley Road, Macclesfield SK10 2ZL

A Well Presented Three Bedroom End Mews Home in a Popular Macclesfield Development.

This beautifully maintained three bedroom end of terrace mews property is ideally situated within a popular development, just a short distance from Macclesfield Town Centre and its excellent range of shops, restaurants, and amenities.

The ground floor accommodation offers a welcoming entrance hall, a convenient downstairs WC, a spacious lounge perfect for relaxing and entertaining, and a modern dining kitchen with ample space for family meals and social gatherings.



Council Tax Band: D





## Entrance Hallway

5' 6" x 3' 6"

Tiled flooring, radiator.

## Downstairs WC

4'7" x 2'9"

Low-level WC, wash basin, radiator, window to the front.

## Lounge

15'0" x 14'7"

Feature fireplace, tiled flooring, two radiators, window to the front.

## Dining Kitchen

14'8" x 9'4"

Fitted with a range of base and eye-level units with sink and drainer, gas hob with extractor, oven, integrated fridge freezer and dishwasher, space for washing machine, tiled flooring, storage cupboard, window to the rear and French doors opening to the garden.

## Landing

Storage cupboard, radiator.

## Bedroom One

12'6" x 8'5"

Radiator, window to the front.

## Bedroom Two

11'7" x 8'7"

Radiator, window to the rear.

## Bedroom Three

10'2" x 6'7"

Radiator, window to the front.

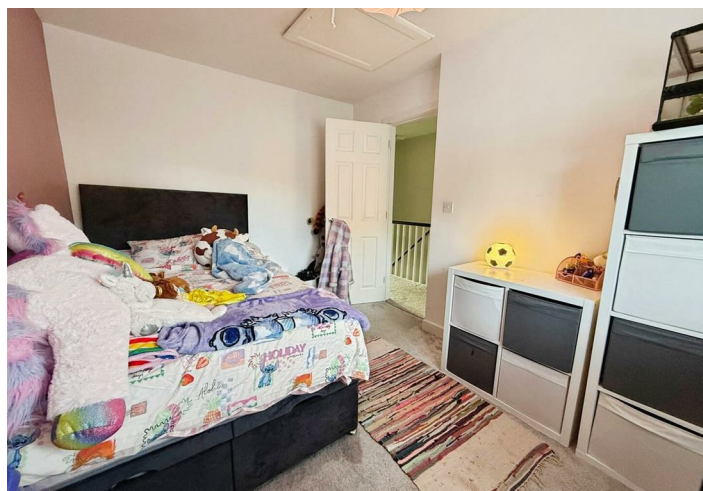
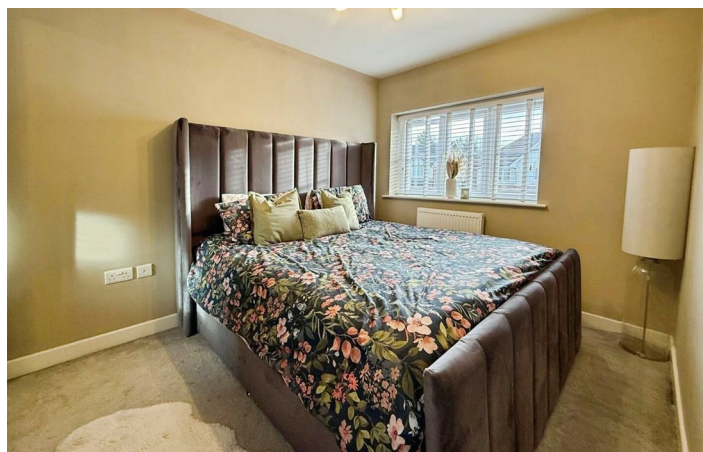
## Family Bathroom

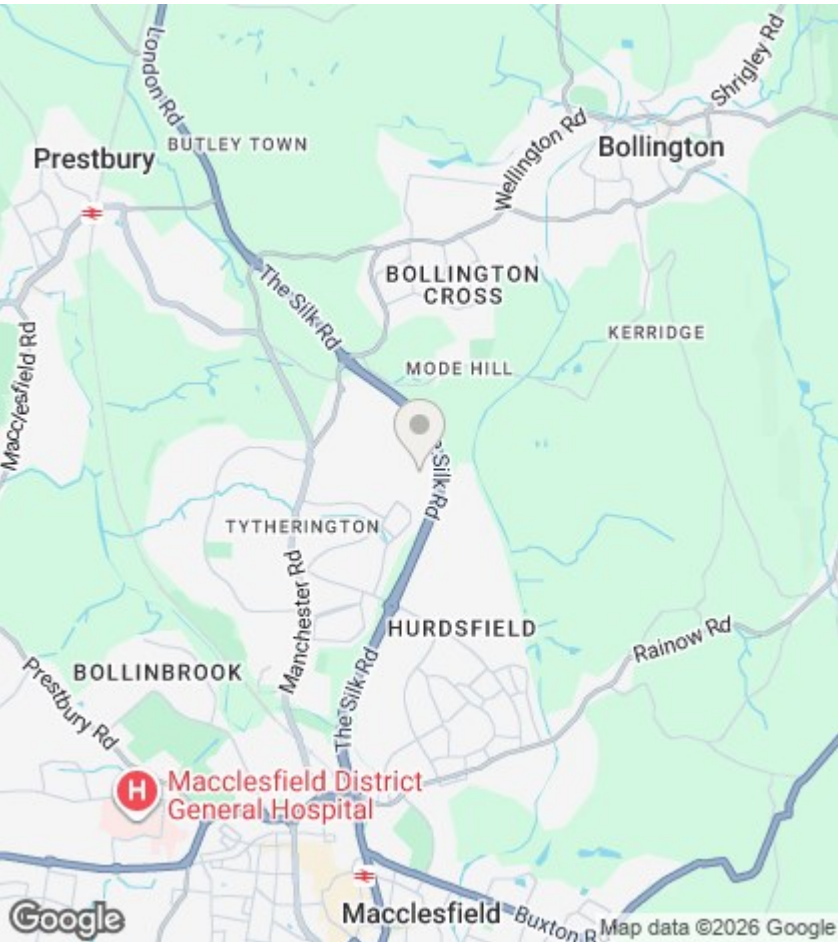
6'7" x 6'5"

Low-level WC, wash basin, panelled bath with shower over, part-tiled walls, radiator, spot lighting, window to the rear.

## External

The front of the property features a driveway providing off-road parking. Gated side access leads to a landscaped rear garden.





Directions

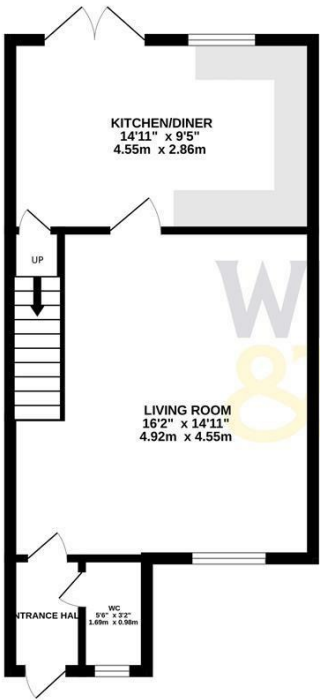
Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

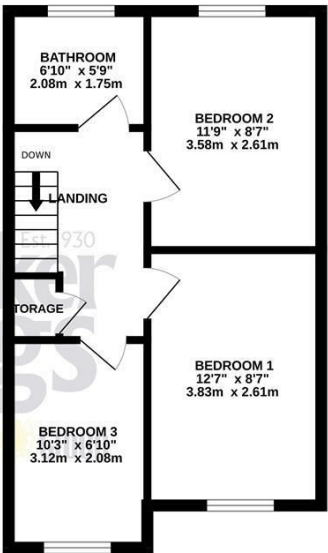
EPC Rating:  
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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